



Planning Division
8200 Westminster Boulevard
Westminster, CA 92683
(714) 548-3247

RESIDENTIAL ZONING DISTRICTS DEVELOPMENT STANDARDS SUMMARY TABLE

Development Feature	Requirements by Zoning District				
	R1	R2	R3	R4	R5
Minimum lot size	6,500 SF for corner lots 6,000 SF for all other lots				10,000 SF
Maximum Density ¹	1 unit per lot	1 unit per 3,600 SF	1 unit per 3,000 SF	1 unit per 2,400 SF	1 unit per 1,800 SF
Maximum building height:	2 stories or 35 feet For height limit exceptions, see Section 17.300.025				see below
When a building is within 100 feet of an R1 zoning district	n/a				2 stories, or 25 feet
When a building is 100–150 feet of an R1 zoning district	n/a				3 stories, or 35 feet
In all other locations	n/a				Height shall not exceed the width of the widest abutting street
Flag pole ²	35 feet				
Accessory buildings and structures	The maximum height of the building or structure shall not exceed 15 feet to the roof peak, except where structures contain a flat roof or shed roof, then the plate line shall not exceed 10 feet in height. For non-roofed structures, the maximum height shall be 10 feet to the highest portion of the structure, including but not limited to play equipment. See Article 4, Chapter 17.400, Section 17.400.130				
Setbacks:	For setback exceptions, see Article 3, Chapter 17.300, Section 17.300.020 .				
Front yard	Minimum 50 feet from the centerline of the street or highway upon which the building site fronts, or 20 feet from the ultimate right-of-way line, whichever is less				
Side yard	Minimum 5 feet; except, a corner lot shall have a street side yard of not less than 10 feet	Single-story structures up to 15 feet in height/minimum 5 feet Two or more story structures over 15 feet in height/minimum 7 feet A corner lot shall have a street side yard of not less than 10 feet			
Rear yard	Minimum 20 feet or 20% of average lot depth, whichever is less ⁹				10 feet
Patio (enclosed or open) and sunshade ⁵	Minimum 10 feet to rear property line ⁴ Minimum 5 feet to side property line Minimum 10 feet to side property line if it is a corner lot				
Distance between detached accessory structure and main building	Minimum 6 feet See Article 4, Chapter 17.400, Section 17.400.130				
Balcony, porch (covered or uncovered), terrace, landing, and outside stairway	Maximum 3-foot projection into required side yard Maximum 5-foot projection into required front or rear yard ⁶ See Table 3-1 in Article 3, Chapter 17.300, Section 17.300.020				
Eave, cornice, or canopy	Maximum 2-foot 6-inch projection into required side yard Maximum 5-foot projection into required front or rear yard ⁷ See Table 3-1 in Article 3, Chapter 17.300, Section 17.300.020				
Masonry chimney, and fireplace – attached ⁸	Maximum 20-inch projection into required front, side, or rear yard				
Swimming pools, spas and hot tubs	Minimum 5 feet from walled structures Minimum 3 feet from open patio cover supports Minimum 3 feet from side and rear property lines				

NOTE: The information provided on this sheet represents a summary of a selected portion of the Westminster Municipal Code. In determining all of the restrictions and stipulations pertaining to a proposed use and/or project, please consult the complete [Zoning Code](#) which is available on-line. Additionally, Planning staff can be reached at (714) 548-3247.



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Distance between dwellings on the same lot:					
One-story buildings	n/a	Minimum 10 feet			
Two-story buildings	n/a	Minimum 15 feet			
Maximum lot coverage	40% ⁸	40% ⁸	40% ⁸	50% ⁸	60% ⁸
Minimum on-site open space per unit	n/a	500 SF	350 SF	250 SF	
Off-street parking	As required by Article 3, Chapter 17.320				
Fences, walls used as fences, latticework screens, hedges, or thick growths of shrubs or trees, and open-mesh wire fences	As required by Article 3, Chapter 17.300, Section 17.300.030				
Minimum floor area (excluding garages)	1 BR (1,125 SF) 2 BR (1,225 SF) 3 BR (1,400 SF) 4 BR (1,525 SF) 5 BR (1,625 SF, plus 100 SF for each additional bedroom)	1,050 SF	900 SF	750 SF	750 SF
Storage and loading of recyclable materials	n/a	As required by Article 3, Chapter 17.30, Section 17.300.045			
Landscaping	n/a	As required by Article 3, Chapter 17.310			

SF = square feet; n/a = not applicable

- ¹ The area in proposed developments provided for streets or common driveways, whether dedicated for public use or not, shall not be used in calculating the permitted density under any of the residential zoning district designations. The common driveway shall be that area of the property that is provided for two-way vehicular traffic in accordance with Engineering Division standards.
- ² With the exception of lots fronting on cul-de-sac and/or knuckle streets, the building setback may be further reduced to 10 feet when sufficient maneuvering and parking are provided in front of the garage entrance to park two vehicles without encroaching into the public right-of-way.
- ³ Patios or sunshade structures, screened or unenclosed and attached to the rear of the main building, are permitted within the required rear setback area as long as no supports of said patios or sunshade structures are within 10 feet of the rear property line. In the case of cul-de-sac and knuckle lots, open latticework patio covers, unenclosed and attached to the rear of the main building, are permitted within the required setback area as long as no supports of said patio structures are within 5 feet of the rear property line.
- ⁴ Patios (enclosed or open) and sunshades shall not exceed the height of the first floor of the dwelling unit. In addition, enclosed patios must be attached to and accessed through the main dwelling unit.
- ⁵ In no event under this provision shall balconies, porches, terraces or outside stairways or steps be closer than 2 feet to the side property line or 3 feet to the rear property line of a building site.
- ⁶ In no event under this provision shall eaves, cornices, or canopies be closer than 2 feet to any side, front, or rear property line of the building site.
- ⁷ In no event under this Section shall chimneys, fireplaces (attached), media niches, or bay windows (cantilevered) be closer than 3 feet to any side property line of the building site.
- ⁸ Any required covered or enclosed parking spaces (up to a maximum of 600 square feet), including children's play houses, shall be exempt from lot coverage criteria.
- ⁹ For single story room additions located in the rear yard area, a setback between 10 and 20 feet from the rear property line and addition wall shall be permitted provided that there is no less than 1,000 square feet of contiguous open space located in the rear yard setback areas and that, a maximum of 16 feet for a pitched roof and 11 feet for a flat roof shall be permitted for the addition.

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